



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

(703) 246-2865

James C. Wyckoff Jr., Executive Director
Barbara J. Lipka, Deputy Executive Director
Mary A. Pascoe, Clerk to the Commission

PLANNING COMMISSION
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Patrick M. Hanlon, Vice Chairman
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Alvin L. Thomas

February 13, 1991

Mr. Barry Fitzpatrick
Mulligan/Griffin.
15204 Omega Dr.
Rockville, MD 20850

RE: CDP-86-C-119 - RESTON CORPORATE
CENTRE
Centreville District

Dear Mr. Fitzpatrick:

This will serve as your record of the Planning Commission's action on CDP-86-C-119 by the Reston Corporate Centre.

On Thursday, February 7, 1991, the Planning Commission voted 9-0-1 (Commissioner Baldwin abstaining; Commissioner Huber absent from the meeting) to approve CDP-86-C-119, dated August 23, 1990, with the understanding that any significant modifications or revisions to this Conceptual Development Plan be subject to review and approval by the Planning Commission.

For your information, a copy of the verbatim excerpts from the Commission's action on this application is attached. Should you have any questions on this information, please do not hesitate to contact me.

Sincerely yours,

Barbara J. Lipka
Deputy Executive Director

BJL:glw

Attachment (A/S)

cc: Martha Pennino, Supervisor, Centreville District
David Bobzien, Commissioner, Centreville District
Cathy Chianese, Staff Coordinator, OCP
February 7, 1991 Date File
Y-2 File

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

FEB 19 1991

ZONING COMMISSION DIVISION

**RESTON CORPORATE CENTER
NOTES TO CONCEPTUAL PLAN:**

1. OWNER/APPLICANT: RESTON CORPORATE CENTER LIMITED PARTNERSHIP (D.B. 7633 AT PAGE 1766).
2. THE PROPERTY DELINEATED ON THIS CONCEPTUAL PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP 17-3(1) AS PARCEL 29.
3. ZONING: THE PROPERTY DELINEATED ON THIS CONCEPTUAL PLAN IS ZONED PRC (TOWN CENTER) PER RZ 86-C-119.
4. PROPOSED USE: OFFICE AND/OR RESEARCH AND DEVELOPMENT AND PERMITTED ACCESSORY USES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON FIELD RUN SURVEYS BY WILLIAM H. GORDON ASSOCIATES, INC.
6. DEVELOPMENT OF THE PROPERTY DELINEATED ON THIS CONCEPTUAL PLAN WILL UTILIZE PUBLIC WATER AND SANITARY SEWER SERVICES.
7. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL NOT EXCEED 120 FEET ABOVE THE BASE ELEVATION OF THE BUILDING (SEE RZ 86-C-119).
8. THE MAXIMUM OVERALL FAR SHALL NOT EXCEED 1.0 (SEE RZ 86-C-119).
9. THE MAXIMUM GROSS FLOOR AREA SHALL NOT EXCEED 249,012 (SEE RZ 86-C-119).
10. THIS CONCEPTUAL PLAN IS NOT INTENDED TO BE EITHER A PRELIMINARY SITE PLAN OR A FINAL SITE PLAN AND IT MAY BE MODIFIED OR REVISED AT THE DISCRETION OF THE OWNER/APPLICANT PRIOR TO SITE PLAN APPROVAL. BUILDING CONFIGURATIONS, SET-BACKS, THE LOCATION OF ENTRANCE DRIVES AND OTHER SITE IMPROVEMENTS ARE INTENDED TO BE ILLUSTRATIVE ONLY AND ARE SUBJECT TO MODIFICATION AS A RESULT OF CONDITIONS ENCOUNTERED AS DETAILED DESIGN PROGRESSES. THE CONCEPTUAL PLAN IS INTENDED TO BE GENERAL IN CONCEPT AND IS SUBJECT TO MODIFICATION AT THE DISCRETION OF THE OWNER/APPLICANT AS SCHEMATIC DESIGN AND DESIGN DEVELOPMENT PROGRESS. THE CONCEPTUAL PLAN IS SUBMITTED PURSUANT TO APPLICABLE PROFFERED CONDITIONS OF RZ 86-C-119 AND IS NOT INTENDED TO ENLARGE OR MODIFY THOSE PROFFERED CONDITIONS.
11. ALL SITE PLANS SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMITTEE OF RESTON COMMUNITY ASSOCIATION FOR REVIEW.
12. ALL SITE PLANS AS WELL AS OUTLINE ARCHITECTURAL DRAWINGS AND ARCHITECTURAL RENDERINGS OF ALL BUILDINGS (INCLUDING PARKING STRUCTURES) AND REASONABLE DETAILS RELATING TO LANDSCAPING, EXTERIOR LIGHTING, BUILDING MATERIALS, COLORS AND EXTERIOR SIGNAGE SHALL BE SUBMITTED TO THE TOWN CENTER DESIGN REVIEW BOARD FOR REVIEW AND APPROVAL PURSUANT TO APPLICABLE COVENANTS.

DEVELOPMENT PLAN

Property D will be developed as an office/research and development park subject to the following conditions:

1. F.A.R. - The total floor area for office/research and development in Property D shall not exceed 1,234,000 square feet or a 1.0 floor area ratio.
2. Building Height - No building in Property D shall exceed 120 feet in height above the base elevation of the building.
3. Property Uses - The uses of Property D will be office and/or research and development and there shall be no residential requirement on Property D.
4. Parking Garages - All parking garages shall be designed to include architectural features and building materials which will tend to minimize the appearance of bulk. All set back areas shall be landscaped and all top decks will include planters for shrubs and flowers. All landscaping shall be submitted to the County Arborist for review and approval and shall be approved by The Board of Architectural Review for the Reston Center for Industry and Government with specific attention being given to the legitimate security requirements of any tenant. Entrances and exits will be so directed as not to impede traffic flows.
5. Parking - Parking will be provided in accordance with Fairfax County zoning ordinance requirements. Applicant may seek reductions in parking consistent with the zoning ordinance and subject to the Board of Supervisors' approval. Applicant will comply with the zoning ordinance parking requirements during conversion of interim surface parking lots to decked parking and commercial buildings.

6. Architecture - Applicant will cause all commercial buildings and parking garages to be designed by skilled architects in keeping with the high architectural standards of the Reston community. Applicant will cause architectural renderings to be prepared for each building and approved by an Architectural Board of Review for the Reston Center for Industry and Government.

7. Preliminary Site Plan - Property D will be developed in accordance with the Development Plan dated December, 1986 and revised January, 1987. Prior to submission of a preliminary site plan for building development to DEM for any part of Property D, Applicant proffers to cause to be prepared conceptual plan consistent with RZ 86-C-121 to include:

- a vehicular traffic circulation plan
- minor streets in approximate location
- general perimeter pedestrian walkways and trails
- conceptual landscaping and screening
- open space
- floor area ratios
- height limits
- general location office and commercial buildings
- general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the initial conceptual plan prior to submission of the same to Fairfax County for review. Concurrent with the community input process, Applicant will submit the plan to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the conceptual plan is approved, preliminary and final site plans will be submitted and processed pursuant to Fairfax County zoning ordinances.

Planning Commission Meeting
February 7, 1991
Verbatim Excerpts

CDP-86-C-119 - RESTON CORPORATE CENTER

During Commission matters

Commissioner Bobzien: Mr. Chairman?

Chairman Murphy: Mr. Bobzien.

Commissioner Bobzien: Mr. Chairman, we also have before us what you'll see on your docket listed as the Reston Community Center Site Plan Review. That's incorrect, but I think I know what they're getting at. What we're here tonight to look at is the Reston Corporate Center Conceptual Plan Review. I think that the -- this identification sort of sets the stage for how difficult it has been to work with this. Essentially, what we have is a proffer that was contained in the rezoning that was approved by the Board of Supervisors -- RZ-86-C-119 -- that required, prior to submission, a preliminary site plan that -- there would be an Office of Comprehensive Planning review and that the Planning Commission would review and consider, and perhaps approve, a conceptual plan. That's what we're doing tonight. Instead of having a site plan review and -- and a recommendation and a memorandum from Mr. Birmingham, of DEM, instead we have a report dated January 24th, from Ms. Chianese of the Office of Comprehensive Planning. We have Ms. Chianese here to discuss this, if there are any questions of the Planning Commission. And we also have the applicant from Mulligan, Griffin Associates, here, Mr. Barry Fitzpatrick. I would invite you, however, to look at the conclusion section of the report. I have studied this and have spoken with staff and the applicant. I believe, and in fact, that the criteria against which this was to be judged have been reviewed and the criteria have been satisfied. I think that it -- 172,000 square feet and an FAR of 0.69, the application is in accordance with the proffers that were executed in RZ-86-C-119. And that I agree with Ms. Chianese that the issues raised during the staff review of the conceptual plan have been satisfactorily resolved. The staff found this application to be in conformance with the land use recommendations of the Area III Plan and the Reston Master Plan. Accordingly, Mr. Chairman, I'm going to MOVE THAT THE PLANNING COMMISSION APPROVE THE CONCEPTUAL PLAN DATED AUGUST THE 23RD, 1990 FOR THE RESTON CORPORATE CENTER LOCATED ON PROPERTY REZONED RZ-86-C-119, WITH THE UNDERSTANDING THAT HAS BEEN REQUESTED BY THE STAFF THAT ANY SIGNIFICANT MODIFICATIONS OR REVISIONS TO THIS CONCEPTUAL PLAN BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION.

Commissioner Thomas: Second.

Chairman Murphy: Seconded by Mr. Thomas. Discussion of the motion? All those in favor of the motion as articulated by Mr. Bobzien, say aye.

Planning Commission Meeting
February 7, 1991
RESTON CORPORATE CENTER CONCEPTUAL PLAN REVIEW

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Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Baldwin: I abstain.

Chairman Murphy: Mr. Baldwin abstains.

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(The motion carried by a vote of 9-0-1 with Commissioner Baldwin abstaining;
Commissioner Huber absent from the meeting.)

DEB